047.0	0008	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	955,500	/	955,500
USE VALUE:	955,500	/	955,500
ASSESSED:	955,500	/	955,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-4	JEAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TWO JEAN LLC
Owner 2:	
Owner 3:	
Street 1:	421 HIGHLAND AVE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	KELLY PHILIP/BITHER CHRISTINE -
Owner 2:	TRS/KELLY INTERVIVOS TRUST -
Street 1:	69 RIVER RIDGE
Twn/City:	WELLESLEY
St/Prov:	MA Cntry:
Postal:	02481

NARRATIVE DESCRIPTION

This parcel contains 6,347 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6347.000	467,200		488,300	955,500
Total Card	0.146	467,200		488,300	955,500
Total Parcel	0.146	467,200		488,300	955,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.32 | /Parcel: 434.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33868
GIS Ref	
GIS Ref	
Insp Date	11/28/18

!4039!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	467,300	0	6,347.	488,300	955,600	955,600	Year End Roll	12/18/2019
2019	104	FV	365,900	0	6,347.	518,800	884,700	884,700	Year End Roll	1/3/2019
2018	104	FV	365,900	0	6,347.	378,500	744,400	744,400	Year End Roll	12/20/2017
2017	104	FV	343,600	0	6,347.	329,600	673,200	673,200	Year End Roll	1/3/2017
2016	104	FV	343,600	0	6,347.	280,800	624,400	624,400	Year End	1/4/2016
2015	104	FV	307,000	0	6,347.	274,700	581,700	581,700	Year End Roll	12/11/2014
2014	104	FV	307,000	0	6,347.	225,900	532,900	532,900	Year End Roll	12/16/2013
2013	104	FV	319,100	0	6,347.	214,900	534,000	534,000		12/13/2012

PRINT

Date	Time
12/10/20	19:07:54

LAST REV

Date	Time
08/11/20	14:47:27
apro	
4039	

USER DEFINED

Prior Id # 1:	33868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PHILIP/BI	74059-573	1	1/29/2020	Change>Sale	815,000	No	No		
KELLY AUDREY C	50580-522		1/10/2008	Family	99	No	No		
KELLY THOMAS/ET	29808-86		2/17/1999	Convenience	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2020	545	Inter Fi	128,000	C				
5/19/2020	544	Inter Fi	128,500	O				
2/4/2020	197	Inter-De	22,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2020	SQ Mailed	MM	Mary M
11/28/2018	MEAS&NOTICE	CC	Chris C
4/16/2009	Measured	372	PATRIOT
10/27/2000	Hearing N/C	163	PATRIOT
3/27/2000	Inspected	264	PATRIOT
3/1/2000	Measured	270	PATRIOT
8/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6347		Sq. Ft.	Site		0	80.	0.96	1									488,328						488,300	

Total AC/HA:	0.14571	Total SF/SM:	6347	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	488,328	Spl Credit		Total:	488,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98980200
Adj $ / SQ:	189.682
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634736
Depreciation:	167570
Depreciated Total:	467166

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

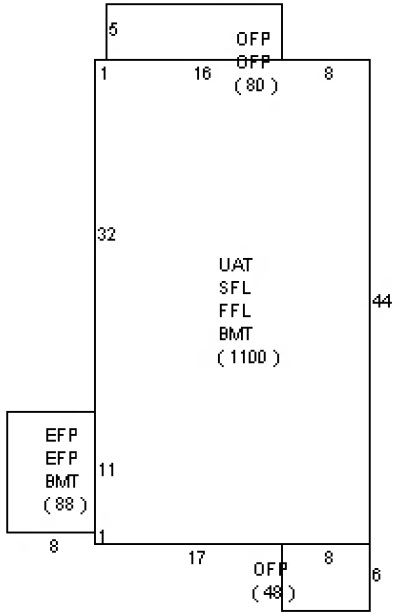
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.68
Special Features:	0	Val/Su Net:	115.44
Final Total:	467200	Val/Su SzAd	212.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	56.900	67,603
FFL	First Floor	1,100	189.680	208,650
SFL	Second Floor	1,100	189.680	208,650
UAT	Upper Attic	275	75.870	20,865
OFP	Open Porch	208	24.180	5,030
EFP	Enclos Porch	176	42.260	7,437

Net Sketched Area:	4,047			Total:	518,235
Size Ad	2200	Gross Are	4872	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0008-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2004	0.00	T	12	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	